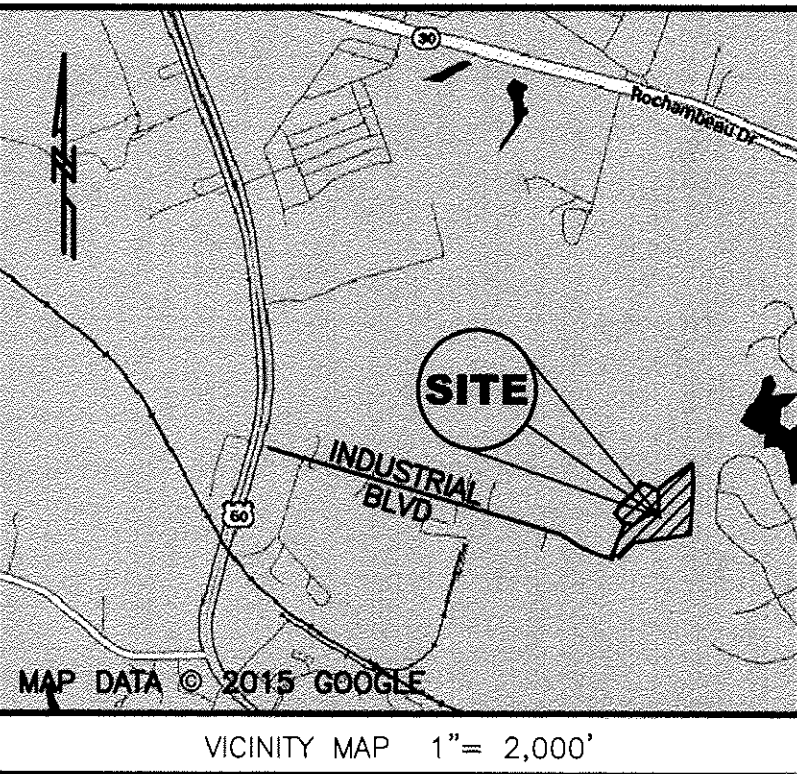


170008886



BOUNDARY LINE ADJUSTMENT BETWEEN  
**PARCEL 8A & BMP 2**  
**JACOB'S INDUSTRIAL CENTER**

STONEHOUSE MAGISTERIAL DISTRICT  
JAMES CITY COUNTY, VIRGINIA

DATE: 03/14/2017 SHEET 1 OF 2 LRI JOB #15-124



3925 Midlands Road Williamsburg, VA 23188  
Ph: (757) 565-1677 Fax: (757) 565-0782  
web: landtechresources.com

**JCC S-0008-2017**

**CERTIFICATE OF SOURCE OF TITLE - PARCEL 8A**

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY JAMES H. MINOR & STEVE E. MINOR, TO MINOR ENTERPRISES, LLC BY THAT CERTAIN DEED DATED SEPTEMBER 20, 2016 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY ON OCTOBER 24, 2016 AS INSTRUMENT #160019349.

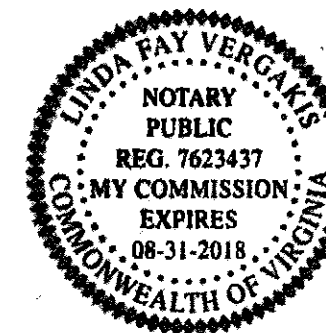
**OWNER'S CERTIFICATE - MINOR ENTERPRISES, LLC**

THE BOUNDARY LINE ADJUSTMENT OF THE PROPERTY AS SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

James H. Minor 4/18/17  
SIGNATURE DATE  
James H. Minor Pres  
PRINTED NAME TITLE

**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA  
CITY/COUNTY OF James City  
I, Linda Vergakis, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY HAND THIS 18<sup>th</sup> DAY OF April, 2017. MY COMMISSION EXPIRES August 31, 2018.  
Linda Vergakis NOTARY PUBLIC  
REGISTRATION NO. 7023437



**CERTIFICATE OF SOURCE OF TITLE - BMP 2**

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY ATLAS VA I SPE, LLC TO GARNET JACOBS INDUSTRIAL REAL ESTATE, LLC BY THAT CERTAIN DEED DATED MARCH 21, 2013 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY ON APRIL 4, 2013 AS INSTRUMENT #130009256.

**OWNER'S CERTIFICATE - GARNET JACOBS INDUSTRIAL REAL ESTATE, LLC**

THE BOUNDARY LINE ADJUSTMENT OF THE PROPERTY AS SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

[Signature] 4-10-17  
SIGNATURE DATE  
R. Paterson Jackson Chief Executive Officer  
PRINTED NAME TITLE

**CERTIFICATE OF NOTARIZATION**

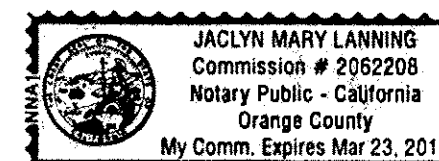
"A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT, TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT."

STATE OF CALIFORNIA)  
COUNTY OF ORANGE)  
ON April 10, 2017, BEFORE ME, Jaclyn Mary Lanning, NOTARY PUBLIC, PERSONALLY APPEARED R. Paterson Jackson, WHO PROVED TO ME, ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGE TO ME THAT HE/SHE/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE [Signature] (SEAL)  
SIGNATURE OF NOTARY PUBLIC



**GENERAL NOTES**

1. PARCEL 8A IS SERVED BY PUBLIC WATER & PUBLIC SEWER.
2. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE. SUBSEQUENT TO COMPLETION OF ALL IMPROVEMENTS, BUT PRIOR TO FINAL RELEASE OF SURETY FOR A SUBDIVISION OR ANY PART THEREOF, THE SUBDIVIDER SHALL PROVIDE TO THE AGENT A SURVEYOR'S CERTIFICATE THAT THE MONUMENTS AS SHOWN ON THE RECORD PLAT HAVE BEEN INSTALLED, WERE PROPERLY SET, ARE PROPERLY ALIGNED, AND ARE UNDAMAGED. THE PROVISION OF THE CERTIFICATION SHALL BE WITHIN SIX MONTHS OF PLAT APPROVAL, UNLESS OTHERWISE ARRANGED IN ADVANCE, IN WRITING, WITH THE AGENT.
3. THE PROPERTY SHOWN HEREIN LIES IN FEMA FLOOD ZONE "X" ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBER 51095C0043D DATED DECEMBER 16, 2015.
4. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
5. ALL NEW UTILITIES SHALL BE UNDERGROUND.
6. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7 OF THE JAMES CITY COUNTY CODE.
7. A TITLE REPORT WAS NOT PROVIDED FOR THE PREPARATION OF THIS PLAT.
8. THIS PROPERTY LIES WITHIN A RESOURCE PROTECTION AREA (RPA) AND A RESOURCE MANAGEMENT AREA (RMA). RPA BOUNDARY AS SHOWN IS MEASURED OFF EDGE OF WETLAND. ALL NON-RPA AREAS IN JAMES CITY COUNTY ARE CLASSIFIED AS RMA.
9. EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY SERVICE AUTHORITY AND THE PROPERTY OWNER.
10. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
11. NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED IN THE DEED OF EASEMENT.
12. JAMES CITY COUNTY CONSERVATION EASEMENT ORIGINALLY RECORDED AT INST. #070033149; A 'DEED OF EXCHANGE FOR EASEMENT OF NATURAL OPEN SPACE' HAS BEEN APPROVED BY THE JAMES CITY COUNTY ATTORNEY AND RECORDED IN THE JAMES CITY COUNTY/CITY OF WILLIAMSBURG COURTHOUSE AS INST. #160002134 MODIFYING THE EASEMENT BOUNDARY WITHIN PARCELS 8A & 8B.

**ENGINEERS OR SURVEYORS CERTIFICATE**

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

03/14/2017  
DATE  
Peter Farrell  
PETER FARRELL, L.S., LIC. NO 2036



**CERTIFICATE OF APPROVAL**

THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

4/20/17  
DATE  
Ellen Cook  
SUBDIVISION AGENT OF JAMES CITY COUNTY

**PROPERTY INFORMATION**

**PARCEL 8A**  
PARCEL ID #1330900008  
#263 INDUSTRIAL BLVD  
ZONING DISTRICT: M2

**BUILDING SETBACKS (BSL)**  
**(PER RECORD PLAT, APPLIES TO BUILDINGS UP TO 35' TALL)**

FRONT = 50'  
REAR = 20'  
SIDE = 20'

**PROPERTY INFORMATION**

**BMP PARCEL**  
PORTION OF  
PARCEL ID #1240900001A  
#266 INDUSTRIAL BLVD  
ZONING DISTRICT: M2

**REFERENCES**

INST. #160003879 (PLAT)  
INST. #140010683 (PLAT)  
INST. #160019349 (DEED)  
INST. #130009256 (DEED)

2 Large/Small Plat(s) Recorded  
herewith as # 170008886

**STATE OF VIRGINIA, JAMES CITY COUNTY**

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 2 DAY OF May, 2017. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 2:07pm INSTRUMENT # 170008886  
TESTE MONA A. FOLEY, CLERK Euzabeth O'Connor DC

170008886

BOUNDARY LINE ADJUSTMENT BETWEEN  
**PARCEL 8A & BMP 2**  
**JACOB'S INDUSTRIAL CENTER**  
 LOCATED IN THE  
 STONEHOUSE MAGISTERIAL DISTRICT  
 JAMES CITY COUNTY, VIRGINIA

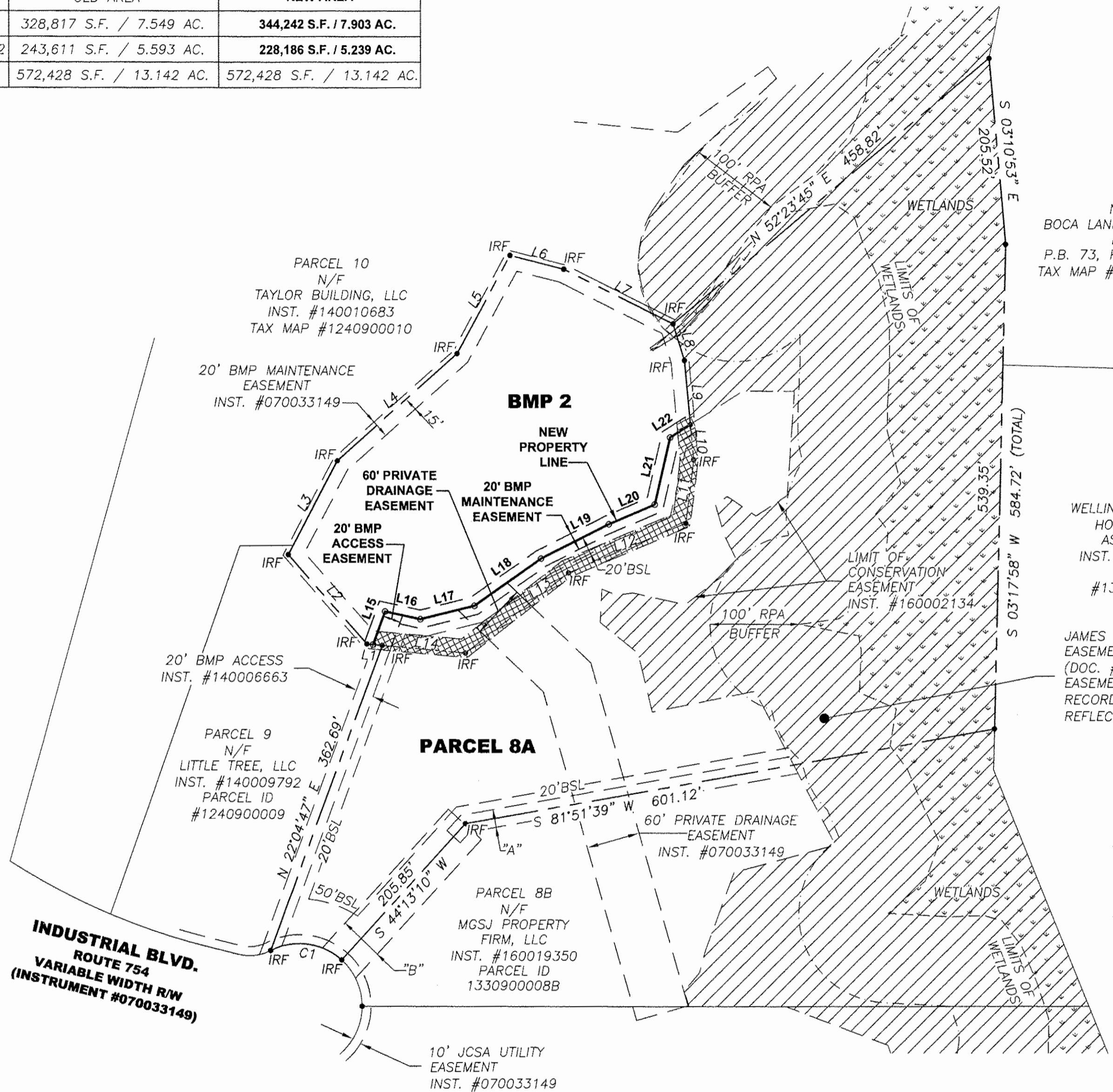
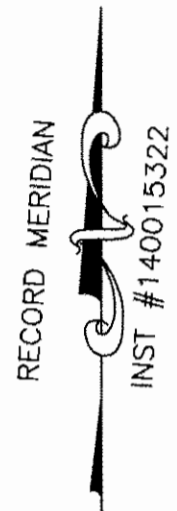
DATE: 03/14/2017 LRI JOB #15-124  
 SHEET 2 OF 2

**LRI LANDTECH RESOURCES, INC.**  
 ENGINEERING & SURVEYING CONSULTANTS  
 3925 Midlands Road Williamsburg, VA 23188  
 Ph: (757) 565-1677 Fax: (757) 565-0782  
 web: landtechresources.com

**JCC S-0008-2017**



| AREA TABULATION        |               | OLD AREA                  | NEW AREA                  |
|------------------------|---------------|---------------------------|---------------------------|
| PARCEL ID: 1330900008  | PARCEL 8A     | 328,817 S.F. / 7.549 AC.  | 344,242 S.F. / 7.903 AC.  |
| PARCEL ID: 1240900001A | BMP 1 & BMP 2 | 243,611 S.F. / 5.593 AC.  | 228,186 S.F. / 5.239 AC.  |
| TOTAL AREA             |               | 572,428 S.F. / 13.142 AC. | 572,428 S.F. / 13.142 AC. |



N/F  
 BOCA LAND INVESTORS, LLC  
 P.B. 73, PG. 100-102  
 TAX MAP #1331100002B

N/F  
 WELLINGTON ESTATES HOMEOWNER'S ASSOCIATION  
 INST. #150020824  
 TAX MAP #1331100002B

JAMES CITY COUNTY CONSERVATION EASEMENT (DOC. #070033149; CONSERVATION EASEMENT EXCHANGE FOR THIS SITE RECORDED AS INST. #160002134 & REFLECTED ON THIS PLAT)

"A" 20' PRIVATE DRAINAGE EASEMENT INST. #160003879

"B" 50' SHARED ACCESS EASEMENT INST. #160003879 & 50' JCSA UTILITY EASEMENT INST. #160019348

2 Large/Small Plans Recorded herewith as # 170008886

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on May 2, 2017 at 2:07 AM (P) PG.      Document # 170008886 MONA A. FOLEY, CLERK  
*Mona A. Foley*, Clerk  
*Eugene O' Connor*

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | S 82°56'57" E | 17.26'   |
| L2   | S 39°33'43" E | 132.77'  |
| L3   | S 29°41'52" W | 118.44'  |
| L4   | S 50°11'06" W | 179.53'  |
| L5   | S 30°30'30" W | 124.22'  |
| L6   | N 73°46'08" W | 62.09'   |
| L7   | N 61°41'56" W | 136.37'  |
| L8   | N 15°25'49" W | 42.88'   |
| L9   | N 03°15'00" W | 71.68'   |

| CURVE | RADIUS | ARC    | CHORD  | CHORD BEARING | DELTA     |
|-------|--------|--------|--------|---------------|-----------|
| C1    | 70.00' | 85.45' | 80.24' | N 80°45'09" W | 69°56'37" |

| PROPERTY LINE HEREBY EXTINGUISHED | BEARING       | DISTANCE |
|-----------------------------------|---------------|----------|
| L10                               | N 03°15'00" W | 39.43'   |
| L11                               | N 09°01'54" E | 71.06'   |
| L12                               | N 68°58'34" E | 142.46'  |
| L13                               | N 54°12'53" E | 145.81'  |
| L14                               | S 82°56'57" E | 93.62'   |

| NEW PROPERTY LINE | BEARING       | DISTANCE |
|-------------------|---------------|----------|
| L15               | N 22°04'47" E | 39.28'   |
| L16               | S 22°04'47" W | 36.68'   |
| L17               | S 75°47'34" E | 40.62'   |
| L18               | N 77°58'26" E | 62.19'   |
| L19               | N 56°39'15" E | 91.25'   |
| L20               | N 65°05'02" E | 85.05'   |
| L21               | N 68°47'17" E | 55.73'   |
| L22               | N 15°03'00" E | 76.70'   |
| L23               | N 59°41'51" E | 26.84'   |

**STATE OF VIRGINIA, JAMES CITY COUNTY**

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017, THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT \_\_\_\_\_ INSTRUMENT # \_\_\_\_\_

TESTE \_\_\_\_\_

**LEGEND**

- RPA WETLANDS
- JAMES CITY COUNTY CONSERVATION EASEMENT (DOC.#070033149)
- EXIST. 20' BMP MAINTENANCE EASEMENT HEREBY VACATED
- IPF IRON PIPE FOUND
- IRON ROD TO BE SET